

PRICE REDUCED



Large 3-Storey Townhouses and Underground Parking

2440 14 Street SW | Calgary, Alberta

LOCATION	2440 14 Street SW
LEGAL	Plan 8369, Block 51, Lot 8
YEAR BUILT	1981
COMMUNITY	Lower Mount Royal
SITE SIZE	6,744 SF
RENTABLE AREA	8,826 SF
FLOORS	3
# OF UNITS	7
PARKING	6 Underground Stalls
UNIT MIX	3 - 1BR Suites (800 SF) 4 - 3BR Suites (1,605 SF)
ZONING	M-C2 Multi-Residential- Contextual Medium



CLOSE PROXIMITY TO DOWNTOWN CALGARY

5 min Drive, 10 min Bike, 30 min Walk



SURROUNDED BY AMENITIES

Within blocks from 17th Ave Retail & Entertainment District



ACCESS TO TRANSIT

Bus Stops all along 14th Street



WALK SCORE - 97

Steps from out door recreation



VERY BIKEABLE | BIKING SCORE 100

10 Minute to Downtown Calgary



2440 14 Street SW, Calgary, Alberta			
# Units:	7		
Suite mix:	Unit Type	# Of Units	Unit Size
	1 Bedroom	3	800 SF
	3 Bedroom	4	1,605 SF
Parking:	6 Underground stalls + 2 surface		
Price	\$2,400,000 \$2,099,000		

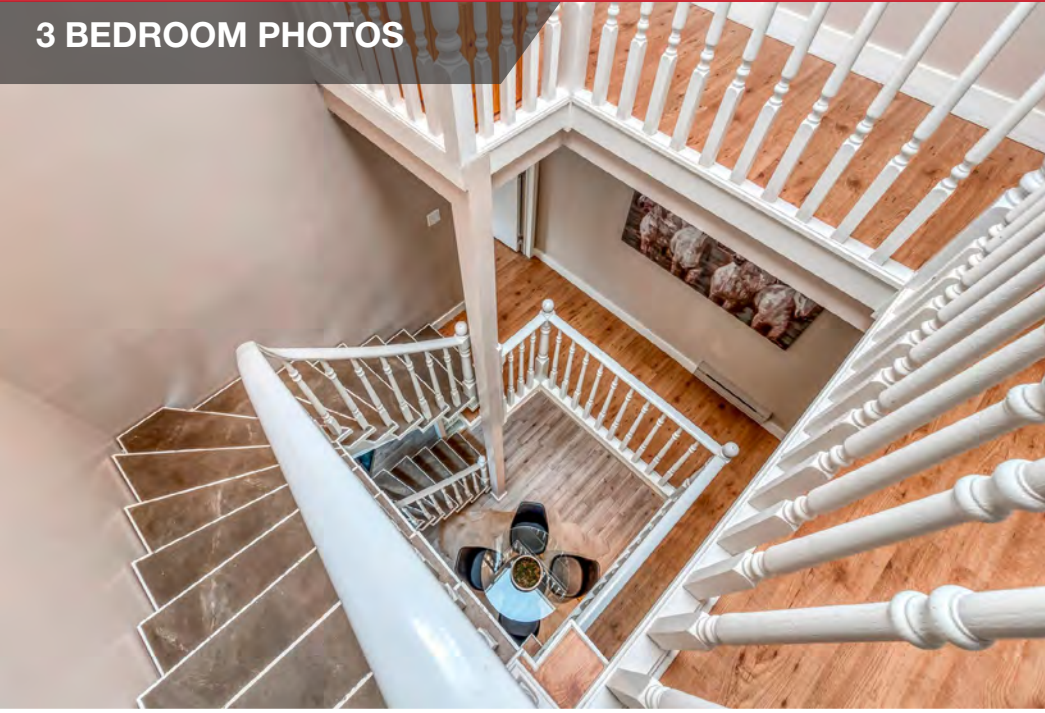
Property Highlights

- 4 units are 1600 sqft three bedroom townhouses
- 3 units are 800 sqft one bedroom
- Heated underground parking
- In-suite laundry in all units
- Unit 101 is already renovated
- Tenants pay all utilities
- 5 cap rate in-place
- Blocks from 17th Avenue SW Calgary's Retail & Entertainment District filled with restaurants, shops and services



FOR SALE | 7 UNIT APARTMENT BUILDING

3 BEDROOM PHOTOS



1 BEDROOM PHOTOS

